

DEHON PROPERTY ON FIFTH AVENUE SOLD

Jacques Krakauer Owner of Adjoining Land, Reported Buyer of \$10.

LOT FOR CHURCH SITE

Builder Takes Over West 25th St. Edifice—Theatre for Ryckman Planned.

Site of the property at 310 Fifth avenue was reported yesterday, with Jacques Krakauer, owner of 308, adjoining as the probable buyer. It is a four-story basement and dwelling occupying 24x88 feet on the west side, 74 feet south of Thirty-second street. It has been owned and occupied for many years by Maria H. Dehon, who held it in escrow. The property is assessed for \$1,000. Mr. Krakauer is a linen dealer on Fifth avenue. With his present purchase he owns a plot to 18x100.

The site was reported in these columns last week of the rest of the two buildings at this point. They included 2 and 4 West Thirty-second street, two dwellings occupying a plot 40x100.

These were sold to Brody, Alter & Kosch and Isidor Mishkind, who own 6 and 8 adjoining, and will erect a six-story office and store building on the combined plot. The Douglas Robinson, Charles S. Brown Company was the buyer.

LOT ON CHURCH SITE

The Bethel Methodist Episcopal Church on the north side of Twenty-third street, between Seventh and Eighth avenues, one of the landmarks of the district, is soon to be replaced with a full commercial building. The property has been sold to Solomon Brooks, who it is said, has sold his contract on the property to a builder who will erect on the site a twelve-story building. The church was held in the market at about \$125,000.

Mr. Brooks, it is said, residual the property for something like \$160,000, taking back in part payment other property in Manhattan. Rev. Dr. Arnett, pastor of the church, said last night that a deal was pending for the sale of the old church, but the matter had not been closed. The Bethel Methodist Episcopal Church is one of the first negro churches in the city. The property was formerly owned by the Trinity Church Corporation and was turned over to the colored people of the section some years ago as an exclusive place of worship. The church has been in use many years. It stands on a plot 80 feet wide and 98 feet deep midway between Seventh and Eighth avenues. It is known as 233 to 243 West Twenty-third street.

ANOTHER DICKMAN THEATRE.

A division of the Dickman section is seen in the construction of a theatre on 207th street between Sherman and Vermilyea avenues. The improvement is to be made by Gustavus L. Lawrence, builder of the Wadsworth Theatre at the southeast corner of Wadsworth avenue and 181st street. Mr. Lawrence bought the block front on the south side of 207th street between Sherman and Vermilyea avenues, a plot 300x100, last July from the McHenry Realty Corporation.

The theatre will seat about 1,200 persons and will be built along the same lines as the Wadsworth. The show house will be the second planned for the Dickman section. A few weeks ago a moving picture house was opened at the northwest corner of 207th street and Amsterdam avenue.

FITZGIBALD BUILDING OWNERS.

Material dealers who supplied the materials of which are made the Fitzgerald Building and Cohan Theatre at the southeast corner of Broadway and Twenty-third street form the corporation known as the 1482 Broadway Company, which, as was reported in these columns a fortnight ago, has taken over the property. The original lessors of the land who erected the office and theatre building became involved in financial troubles and to settle them the material dealers formed the new company and assumed ownership of the building.

LINCOLN AVENUE IMPROVEMENT.

Huggson Bros., contracting designers at 1 East Forty-fourth street, have taken title to the southwest corner of Lexington avenue and Fortieth street, two dwellings covering a plot fronting 50 feet on Lexington avenue and 55 feet on Fortieth street, where they will erect a building for their own use. The improvement is the first of its kind started in that section and is to be made because the buyers believe that Fortieth street and Lexington avenue are to be important thoroughfares. Fortieth street because the Park avenue bridge from the Grand Central Station will end at that street and is likely to make it to be one of heavy traffic, and Lexington avenue because of the subway. Details of the proposed building have not been decided. It is likely to be twelve stories. For the opposite or northeast corner of Lexington avenue and Fortieth street the Women's Cosmopolitan Club is negotiating. They would like to lease it for a clubhouse and Pease & Elliman negotiated the sale of the southwest corner.

BUSCH PROPERTY ATTACHED.

Properties owned by Adolphus Busch at 100 Madison and Sherman street, Madison and Northern avenue, north of 125th street, were attached yesterday, and no pends filed against them to that effect. This is part of an action pending on in Rochester against Busch details of which are reported in another column.

STORES IN SIEGEL HOUSE.

The five-story dwelling of Henry Siegel at the southwest corner of Madison and Northern and Eighty-second street, Madison over two stories and penthouse, on the Madison avenue side, now windows for store purposes will be remodeled on the first and second floors. George and Edward Blum are the architects.

M. GARDNER ED STREET BUYER.

Ed Gardner, the buyer of the building at 3 East Eighty-second street, the sale of which by Dorothy T. Hager was reported recently, Pease & Elliman were the brokers.

DWELLINGS RENTED.

Goodwin & Goodwin have rented for Mrs. Williams to Bertha Winkler the three-story dwelling at 7 West 119th street.

BROKERAGE NOTES.

The Lewis H. May Company has leased for Harry Howard, two large stucco cottages at Ostend, Far Rockaway, L. I., to Mrs. Frederica Jentes for a term of years. After extensive alterations, they will be used as an all year hotel.

UPTOWN DWELLINGS SOLD.

East and West Side Houses Purchased for Occupancy.

EAST 6TH STREET.—John N. Golding has sold for Rose Bliner Scognamillo to Edward Fagan 18 East Forty-fifth street, a four story and basement dwelling, on lot 18x100.5, located 113 feet west of Madison avenue, and opposite the Home Club.

WEST 74TH STREET.—Shawson & Hobbs have sold for Theresa A. Ellinor 33 West Seventy-fourth street, a four story and basement dwelling, on lot 20x102.2, between Central Park West and Columbus avenue. The buyer will occupy the house.

EAST 72D STREET.—Elizabeth B. Griscom has sold 111 East Seventy-second street, a four story and basement dwelling, on lot 25x102.2, located 100 feet east of Park avenue. The buyer is Marshall J. Dodge, the present tenant.

CLAREMONT AVENUE.—The New York Real Estate Security has bought through John R. Davidson and the McElvick, Galliard Realty Company from Mrs. Rebecca Goldsmith of Baltimore, Md., the five story apartment house at 182 Claremont avenue, on plot 40x100. It adjoins the northeast corner of 125th street, also owned by the buyer.

WEST 62D STREET.—Frank S. Bond has sold the four story dwelling, on lot 18x100.8, at 52 West Ninety-second street, between Central Park West and Columbus avenue. The buyer will occupy the house.

EAST 85TH STREET.—John J. Meenan has sold for L. J. Anger to a buyer for occupancy the three story and basement dwelling at 118 East Eighty-fifth street, on lot 18x100.2.

BLEECKER STREETS.—Pepe & Bro. have sold for Sarah Lowenstein 118 Bleecker street, old buildings, on lot 25x55, located 50 feet east of Wooster street, to Charles Garibaldi. The property will be improved with a four story building.

BROOKLYN BUYERS.

The L. E. Waldorf Company has sold at 515 Fifth street between Seventh and Eighth avenues, one of the landmarks of the district, soon to be replaced with a full commercial building. The property has been sold to Solomon Brooks, who it is said, has sold his contract on the property to a builder who will erect on the site a twelve-story building. The church was held in the market at about \$125,000.

Mr. Brooks, it is said, residual the property for something like \$160,000, taking back in part payment other property in Manhattan. Rev. Dr. Arnett, pastor of the church, said last night that a deal was pending for the sale of the old church, but the matter had not been closed.

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